

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 20, 2019 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Rebel Kettle Revised PCD, located at 822 East 6th Street. (Z-9120-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The business owner added some artwork with the words “Rebel Kettle Brewing Company” on the rear of the stage located near the intersection of East 6th Street and Collins Street. This addition is considered signage and not an art mural. No other changes are proposed to the PCD, Planned Commercial Development.</p> <p>None.</p> <p>Staff recommends approval of the revised PCD zoning. The Planning Commission voted 8 ayes, 0 nays and 3 absent to recommend approval.</p> <p>In 2016, the initial PCD, Planned Commercial Development, was approved establishing the Rebel Kettle PCD. The PCD was necessary due to aspects of the project not meeting the requirements of the Presidential Park Design Overlay District (DOD) and the UU, Urban Use District. First, the outdoor entertainment area on the east side of the property, a variance to the requirement for all uses to be within enclosed structures in the UU District.</p>
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**BACKGROUND
CONTINUED**

Second, parking was allowed on the west side of the building with access to East 6th Street, a variance to the DOD Standards stating no surface parking is to be located along East 6th Street. This off-street parking area was required to be screened from the street with a forty-two (42)-inch high wall.

Earlier this year a revised PCD application was approved to remove the screening walls along East 6th Street while retaining the evergreen trees and shrubs and to also construct a 400 square-foot storage building.

An amended proposal was put forward, whereby the lettering will be removed and replaced with “artwork” on the back side of the stage. At some point in the future, a relatively small version of the Rebel Kettle logo may be incorporated into the artwork.

The Planning Commission reviewed this request at their July 18, 2019, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff’s Analysis and the Commission’s action.